

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

OCTOBER 14, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, October 28, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

RISD HOLDINGS, INC., OWNER, CHEZ BEN RESTAURANT, LLC, APPLICANT AND LESSEE: 345 South Main Street (corner Doubloon St.) Lot 618 on the Tax Assessor's Plat 16 located within a General Commercial C-2 Zone; to be relieved from Section 303-use code 58 in the proposed inclusion of entertainment within the existing restaurant only. The applicant is seeking a special use permit within the C-2 district. The lot in question contains approximately 10,574 square feet of land area.

BARRISTERS HALL, LLC: 31 Brighton Street (Lot 13) and 362 Broadway (Lot 3), Lots 13 & 3 on the Tax Assessor's Plat 32 located within a Residential R-3 Three-Family Zone (Lot 13), and a Residential

Professional R-P Zone and the Broadway Historic District (Lot 3); to be relieved from Section 303-use code 46 pursuant to Section 200 in the proposed conversion of the structure on Lot 13 (31 Brighton St.) from a single-family residence to a professional office related to the use at 362 Broadway (Lot 3). The applicant is requesting a use variance (Lot 13) for the proposed professional office within the R-3 district. This proposal meets the parking requirement. The lots in question together total approximately 20,120 square feet of land area.

FRANK J. PASCATORE: 11 Dorr Street, Lot 657 on the Tax Assessor's Plat 65 located within a Residential R-3 Three-Family Zone; to be relieved from Sections 304 and 417 in the proposed construction of a three-story (including basement) 27.5' x 40' two-family structure, which is a permitted use within the R-3 district. The existing manufacturing building will remain unchanged. The proposed construction would create a second principle building on the property, which is not permitted under Section 417. The applicant is seeking a dimensional variance from regulations governing maximum height and the number of principle buildings allowed on a lot. The lot in question contains approximately 6,080 square feet of land area.

ARUBIAN BON BINI REALTY, LLC, OWNER AND DR. ARIANNA IANNUCCILLI, APPLICANT: 560 Elmwood Avenue (corner Lexington Avenue), Lot 18 on the Tax Assessor's Plat 52 located within a General Commercial C-2 Zone; to be relieved from Section 607.3 in

the proposed installation of an 8' x 4' freestanding sign in the front yard (northwest corner) of the aforementioned property to identify the existing medical office. The applicant is seeking a dimensional variance from regulations governing the area of the proposed sign; whereby Section 607.3 restricts freestanding sign area to 20 square feet; the proposed sign would be 32 square feet. The lot in question contains approximately 10,000 square feet of land area.

ESSEX RICHMOND II, LLC AND ESSEX RICHMOND III, LLC: 281 Pitman Street a/k/a 3 Richmond Square and 291 East George Street, Lots 6 & 451 on the Tax Assessor's Plat 15 located within a Waterfront W-1 Zone; to be relieved from Sections 303-use code 14, 420.2, 307 and 1000.109 in the proposed demolition of the existing building on Lot 451 and the construction of two new buildings containing 41 residential units with accessory parking. The proposed use is permitted within the W-1 district; the applicant is requesting a dimensional variance relating to regulations governing the height restriction. The lots in question together total approximately 90,763 square feet of land area.

7:00 P.M.

MITRELIS FAMILY, LP: 242 Meeting Street, Lot 6 on the Tax Assessor's Plat 13 located within a General Commercial C-2 Zone; to be relieved from Section 305 pursuant to Section 200 in the proposed change in use of the existing building from two offices and two dwelling units to one office and three dwelling units, a dimensional variance. The applicant proposes to change one commercial space

previously used as an office to a dwelling unit. Relief is being sought from regulations governing lot area; whereby, in a C-2 district the minimum lot area requirement for residential use is 5,000 square feet; the lot in question contains approximately 3,250 square feet of land area.

SUENMAN HOLDINGS, LLC, OWNER AND YING CHUN MOK, APPLICANT: 152-160 Elmwood Avenue (bounded by Parkis Ave. & Dartmouth Ave.) Lot 673 on the Tax Assessor's Plat 30 and Lot 372 on the Tax Assessor's Plat 44 located within a General Commercial C-2 Zone; to be relieved from Section 607.3 in the proposed installation of a new 8' x 6' freestanding sign on Lot 673 that would identify the uses within the existing commercial structure. The applicant is seeking a dimensional variance from regulations governing sign area; whereby, the permitted sign area of a freestanding sign in a C-2 district is restricted to 20 square feet; the proposed new sign would measure 48 square feet. The lots in question together total approximately 21,718 square feet of land area.

DAOU PROPERTY MANAGEMENT, LLC: 37-41 South Angell Street, Lot 327 on the Tax Assessor's Plat 15 located within a Residential R-3 Three-Family Zone; to be relieved from Section 703.2(A) in the proposed installation of a front yard parking area supporting five parking spaces and landscaping. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard paving restriction; whereby, the proposed parking area

would occupy 75 percent of the front yard instead of the permitted 33 percent. The lot in question contains approximately 6,450 square feet of land area.

RHODE ISLAND STATE PIER PROPERTIES, LLC: 170 & 180 Allens Avenue, Lots 481 & 489 on the Tax Assessor's Plat 46 located within a Waterfront W-3 Port/Maritime Industrial Zone; to be relieved from Sections 303-use code 33.3 (transient amusement), 303-use code 33.4 (outdoor entertainment), 303-use code 64.1 (parking, principle use), 303-use code 52 (outdoor trade), 303-use code 58 (restaurant with entertainment), 401.1 (outdoor restaurant seating), 425 (landscaping) and 705.4 (paving, parking areas) in the proposed use of Lot 489 for transient amusement, outdoor trade, outdoor entertainment, parking as a principle use and as an accessory use; and to use Lot 481 for parking as a principle use, transient amusement, outdoor trade, outdoor seating and entertainment for the existing restaurant, and no change to the existing office buildings and storage. The applicant is seeking a use variance for the proposed aforementioned uses and dimensional variances from regulations governing paving and landscaping. The lots in question contain together total approximately 164,503 square feet of land area.

The Board will meet in executive session to discuss two litigation matters: Providence Preservation Society et al. v. John Kelly, et al. and Stonehenge Partners, LLC v. Providence Zoning Board of Review et al. (consolidated with G. Dale Dulgarian v. Zoning Board of Review

et al.).

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY (401) 421-7740 EXT. 376